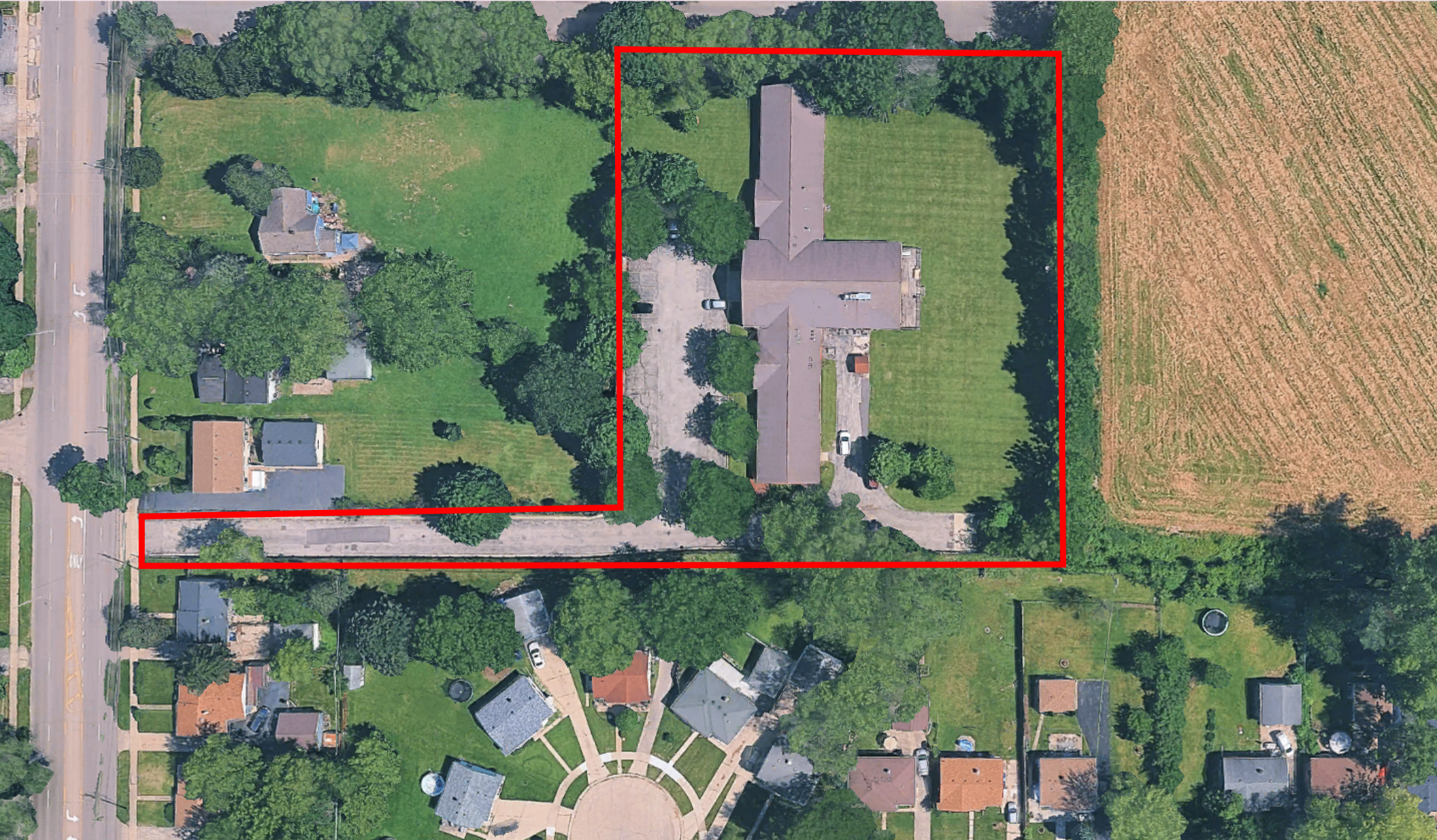


PRIME DEVELOPMENT OPPORTUNITY

1901 N LEWIS AVE, WAUKEGAN, IL

 CUSHMAN &
WAKEFIELD

FOR SALE



PROPERTY DETAILS

1901 N LEWIS AVE, WAUKEGAN, IL

The property is located just southeast of Sunset Avenue and Lake County Highway W34 in Waukegan, Illinois. The site is less than 2 miles northwest of Downtown Waukegan.

- Property is tax exempt zoned R4 (General Residential)
- Single family homes surrounding the property to the south and west
- Bonnie Brook Manor Luxury Apartments to the north
- 13,500 SF structure and parking lot on the property



Site Specifics

Land Parcel Size: 2.15 ACRES

Land Square Footage: 93,724

Building Square Footage: 13,500

Zoning: R4 (General Residential)

PIN: 09-08-400-031

Sale Price: Call for Pricing

About Waukegan, IL

- Just 26 minutes north of Chicago
- Nestled along the shores of Lake Michigan, Waukegan is a vibrant lakeside city where arts, culture, and natural beauty come together.
- Easily accessible via Metra, Waukegan offers the perfect escape with historic charm, a lively downtown, and miles of scenic shoreline

26

miles to
Chicago, IL

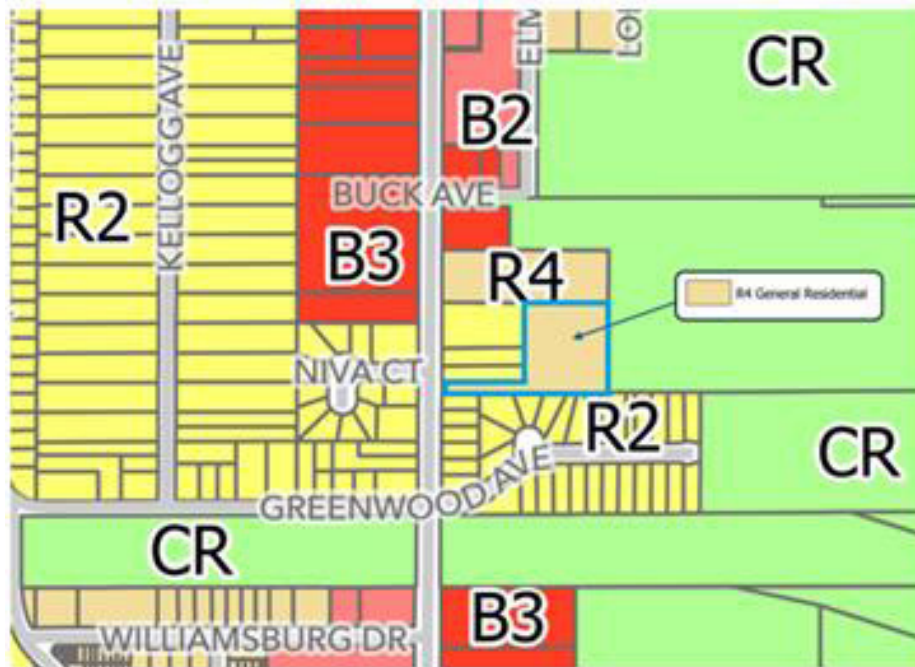
44

minutes to
O'Hare Airport

1901 N LEWIS AVE, WAUKEGAN, IL



SITE PLANS



Demographics

| | Population | Median Age | Average HH Income |
|--------|------------|------------|-------------------|
| 1 Mile | 19,153 | 34.3 | \$77,946 |
| 3 Mile | 87,280 | 35.1 | \$74,039 |
| 5 Mile | 153,567 | 35.5 | \$81,425 |



For more information, please contact:

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